



# CROFTS ESTATE AGENTS

PASSIONATE ABOUT PROPERTY

CLEETHORPES  
01472 200666

IMMINGHAM  
01469 564294

LOUTH  
01507 601550

SALES LETTINGS NEW HOME SALES LAND PROPERTY MANAGEMENT AUCTIONS FINANCIAL ADVICE AND MORTGAGES ENERGY PERFORMANCE PROVIDER



St. Francis Grove

Laceby  
DN37 7HG

Offers in the Region Of  
£166,950

**NO FORWARD CHAIN - IDEAL FOR SOMEONE LOOKING TO DOWNSIZE -**  
Crofts estate agents are delighted to offer for sale this spacious and versatile dormer bungalow located within the village of Laceby. The village itself boasts a wide variety of local amenities including a school, pharmacy, church, local shops and also good proximity to neighbouring town centres and Humberside airport. Internal viewing will reveal the entrance hall, living room - dining area, kitchen, conservatory, two bedrooms and the bathroom. With gardens to the front and rear with a drive for off road parking and also a garage. The property also benefits from uPVC double glazing and gas central heating.

CLEETHORPES: 62 St Peters Avenue, Cleethorpes, DN35 8HP

IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 3 Market Place, Louth, LN11 9NR

Email: Cleethorpes:

Email: Immingham :

Email: Louth :

[info@croftsestateagents.co.uk](mailto:info@croftsestateagents.co.uk)

[immingham@croftsestateagents.co.uk](mailto:immingham@croftsestateagents.co.uk)

[louth@croftsestateagents.co.uk](mailto:louth@croftsestateagents.co.uk)

[www.croftsestateagents.co.uk](http://www.croftsestateagents.co.uk)





### Entrance Hallway

Entering the property reveals a radiator and a carpeted floor.

### Living Room/Dining Area

15' 11" x 21' 2" (4.86m max x 6.46m max)

The living room/dining area has two windows to the front elevation, coving to the ceiling, two radiators and a carpeted floor. There is also a feature fire place. The dining area was originally a third bedroom and could be transformed back with the re-erection of the dividing wall.

### Kitchen

10' 4" x 9' 9" (3.15m x 2.97m)

The kitchen has a window to the side elevation, a door to the conservatory, coving to the ceiling, a radiator and a tiled floor. There is also a range of fitted units with a sink and drainer, plumbing for a washing machine and an electric oven and hob with an extractor over.

### Conservatory

9' 5" x 9' 4" (2.87m x 2.85m)

The conservatory has tri aspect windows and French doors to the rear elevation, a radiator and a tiled floor.

### Bedroom One

11' 10" x 11' 0" (3.60m x 3.35m)

Bedroom one has a window to the rear elevation, coving to the ceiling, a radiator and a carpeted floor. There are also fitted wardrobes and access to the under stairs cupboard.

### Bathroom

6' 5" x 5' 7" (1.96m x 1.70m)

The bathroom has an opaque window to the side elevation, partially tiled walls, coving to the ceiling, a radiator and vinyl flooring. There is also a WC, basin and a bath with a mains shower.

### First Floor Landing

A generous area with a radiator, carpeted floor and access to a large storage cupboard and a door to bedroom two.

### Bedroom Two

11' 11" x 12' 10" (3.64m x 3.92m)

Bedroom two has a window to the side elevation, a radiator and a carpeted floor. There are also fitted wardrobes and a cupboard.

### Outside

The front is enclosed by a perimeter wall and hedge with a lawn and established shrubs. There is also a driveway providing off road parking and access to the rear garden. The rear private garden

has a lawn, patio area ideal for alfresco dining, all enclosed by perimeter fencing.

### Garage

The garage has double doors and electrics.

### Tenure

Believed to be Freehold, awaiting solicitors' formal confirmation. All interested parties are advised to make their own enquiries.

### Services

All mains services are understood to be connected, however Crofts have not inspected or tested any of the services or service installations & purchasers should rely on their own survey.

### Viewings

Please contact the relevant marketing office, all viewings are strictly by appointment only please.

### Council Tax Information

Band B: To confirm council tax banding for this property please view the website [www.voa.gov.uk/cti](http://www.voa.gov.uk/cti)

### Free Valuations

We offer a free valuation with no obligation, just call the relevant office or visit [www.croftsestateagents.co.uk](http://www.croftsestateagents.co.uk) seven days a week to arrange for your free valuation.

### Property Management

We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.

### Mortgage and Financial Advice

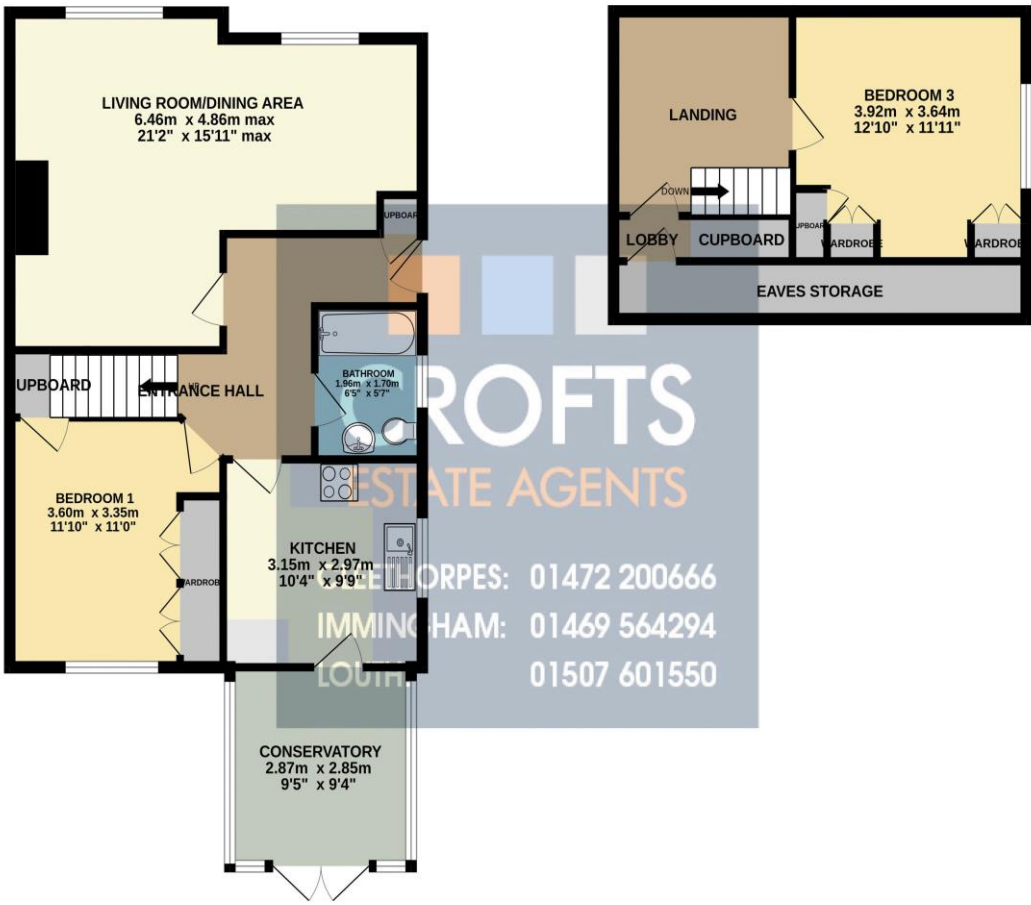
With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

**STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN**



GROUND FLOOR  
67.3 sq.m. (724 sq.ft.) approx.

1ST FLOOR  
29.0 sq.m. (313 sq.ft.) approx.



TOTAL FLOOR AREA: 96.3 sq.m. (1037 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2025

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

**DISCLAIMER - IMPORTANT NOTICE REGARDING SALES PARTICULARS** Although we have taken great care to insure the accuracy of the information contained in these particulars, we specifically deny liability for any mistakes, omissions or errors and strongly advise that all proposed purchasers should satisfy themselves by inspection or otherwise, as to their correctness, prior to entering into any commitment to purchase. In particular any information provided in respect of tenure, council tax, rateable values etc has been given in good faith and whilst believed to be correct, may be subject to amendment. Any references to the condition, use or appearance of the property are made for guidance only, and no warranties are given or implied by this information. It is not Crofts policy to check the position with regards to any planning permission or building regulation matters and as such all interested parties are advised to make their own enquires, in order to ensure that any necessary consents have been obtained. All measurements are approximate and are for guidance only and cannot be relied upon. Measurements are taken from wall to wall unless otherwise stated, with the metric conversion shown in brackets. Any plans or maps contained are for identification purpose only, and are not for any other use but guidance & illustration. Crofts have not tested any apparatus, equipment, fixtures, fittings or services including central heating systems and cannot therefore verify that they are in working order, or fit for their intended purpose. These details do not form any part of any contract, and unless specifically stated otherwise, furnishings and contents are not included within this sale.